

6707 Brown's Pond Landing, Fairfax Station, VA 22039-1865

Price: \$1,200,000	Ownership: Fee Simple – Sale	
BR/FB/HB: 4/3/1	Lot Acres/Square Feet: 1.76 / 76,510	Levels/Fireplaces: 3/2
Total Livable Finished Ft²: 4942	Taxed Ft² (1st & 2nd Level): 3,851	Year Built: 1994
Total Tax: \$10,404.32	Tax Year: 2015 Style: Detached Colonial	
Legal Sub: Donovan's Ridge	HOA Fee: \$25 annually	Tax Map: 0871 12 0004
Adv. Sub: Donovan's Ridge	C/C Fee:	Liber:
Model: Lexington w/ Sunroom	Other Fee:	Folio:
		Lot: 4

	<u>Total</u>	<u>Main</u>	<u>Upr1</u>	<u>Upr2</u>	<u>Lwr1</u>	<u>Lwr2</u>	<u>Schools</u>
BR:	4	1	2	0	1	0	ES: Fairview
FB:	3	0	2	0	1	0	MS: Robinson
HB:	1	1	0	0	0	0	HS: Robinson

Approximate Room Sizes (in ft²)

Foyer: 86 ft ²	Office: 120 ft ²	Kitchen & Breakfast: 351 ft ²
Powder Room(1/2 bath): 23 ft ²	Family: 329 ft ²	Dining: 207 ft ²
Living Room: 229 ft ²	Florida/Sunroom: 324 ft ²	Sauna: 36 ft ²
MBR1: 262 ft ²	MBR1 Sitting Room: 258 ft ²	MBR1 Bath: 127 ft ²
MBR1 Walk-in closet: 89 ft ²	BR2 (plumbing roughed in for optional full bath): 441 ft ²	
Bed3 (Lake view): 198 ft ²	Bed4 (Front view): 158 ft ²	
Bed5- In-Law/Au-Pair Suite (basement): 233 ft ²		Full Basement Bath: 44 ft ²

Large Finished Basement w/ granite wet bar, fridge, and walk-out 748 ft²

Exterior: four-columned open portico, circular drive, underground lawn sprinkler, many fruit trees and shrubs (almond, black/blue/raspberry plants, grape plants growing up to deck), 420 sq. ft deck w/ electric hot-tub overlooking lake front, small equipment shed

Exposure: Water Front, Garden/Lawn, Trees **Exterior Construction:** 3 side brick / siding facing lake

Basement: 748 ft² Finished w/ walk-out, with 317 ft² un-finished storage rm. in addition to HVAC storage rm.

HVAC: 2 zone forced air heating and air conditioning system, ceiling fans in all bedrooms, family room and sunroom

Heating Fuel: natural gas **Water:** Public **Sewer/Septic:** septic field rated for 5 BR

Appliances: all new gas cook-top (w/ exhaust fan), dishwasher, refrigerator (w/ icemaker), double-wall oven, existing clothes washer and dryer, disposal

Amenities: newly remodeled attached master bathroom bath with separate tub and shower, oak hardwood floors on most of 1st level, Palladian windows, bow windows, chair rail, crown molding, curved staircase, large granite island and granite countertops in kitchen, MBR walk-in closet, basement wet bar, newly re-finished hardwood floors, all new wall-to-wall upstairs carpeting, wainscoting, fireplaces with glass doors, sky-lighted family room and upstairs bathrooms, central vacuum, 75 gallon gas hot water heater, security system, automatic garage door openers, attic, wired for dog fence inside under floors and underground outside

Remarks: ***SCENIC WATER FRONT & STUNNING ESTATE HOME ON 1.76 ACRES***

Exclusive Fairfax Station community, meticulously maintained, spectacular Colonial w/ gorgeous curb appeal on quiet cul-de-sac offers: dramatic 2 story foyer w/ curved staircase, newly remodeled gourmet kitchen w/ breakfast nook w/ access to beautiful deck and hot-tub overlooking lake, cathedral ceiling family room w/ floor-to-ceiling stone fireplace, separate dining room, main level office, ceramic tiled sunroom with ceiling fan, newly remodeled MBR Bath w/ separate shower and bath, MBR fireplace, sitting room, fully finished basement, side loading 3-car garage, 3 minute jog to Burke Lake Park and golf course

Directions: From Springfield Metro: take FFX Cty PKWY to L-Burke Lake Rd, R-Ox Rd, R-Little Ox Rd, L-Donovans Hill, R-Browns Pond Ln. to 6707 on left in quiet cul-de-sac backing to peaceful lake views! Close to Burke VRE, GMU, Historic City of Fairfax.